

# CARLSMITH BALL LLP

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OUR REFERENCE NO.:  
070298-12

July 29, 2025

**VIA REGULAR MAIL AND E-MAIL: DBEDT.LUC.WEB@HAWAII.GOV**

Daniel E. Orodener  
Executive Officer  
Land Use Commission  
Department of Business, Economic Development & Tourism  
P.O. Box 2359  
Honolulu, Hawai'i 96804

Re: Delinquent Annual Reports  
State Land Use Commission Docket Nos. A90-657 A&B Properties, Inc. -  
Kū'au Residential TMK No. (2) 2-5-005-021 and A98-725 A&B Properties, Inc.  
- Spreckelsville Mauka TMK No. (2) 3-8-001-007:0002  
Original Petitioner: A&B Properties, Inc.  
Successor Petitioners: MP East A, LLC and MP East B, LLC

Dear Mr. Orodener:

This will serve as a response to your letter dated October 1, 2024, which informed that the annual progress reports required for submittal to the State Land Use Commission ("**Commission**") pursuant to Condition 15 of the Findings of Fact, Conclusions of Law, and Decision and Order under Docket No. A90-657 ("**Docket No. A90-657**") and Condition 22 of the Findings of Fact, Conclusions of Law, and Decision and Order under Docket No. A98-725 ("**Docket No. A98-725**") were delinquent.

On behalf of our current clients, MP East A, LLC and MP East B, LLC (collectively, "**MP East**"), the successors in interest to A&B Properties, Inc., the original Petitioner in Docket No. A90-657 and Docket No. A98-725, we are hereby requesting an extension to submit comprehensive updated Annual Progress Reports for the Commission's consideration.

The failure to submit these required annual progress reports were inadvertent, and MP East has been gathering information to ensure that comprehensive updates can be provided.

We look forward to updating the Commission with comprehensive annual reports.

Daniel E. Orodener  
July 29, 2025  
Page 2

If you have any questions regarding this request or if you require additional information, please feel free to contact me at any time. Thank you.

Sincerely,

A handwritten signature in black ink, consisting of a series of fluid, connected loops and strokes, representing the name Katherine A. Garson.

Katherine A. Garson

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